

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Raymond and Raymond, Esqs.  
Attorneys at Law  
7 Glenwood Avenue, 4<sup>TH</sup> Floor  
East Orange, New Jersey 07017  
(973) 675-5622; (408) 519-6711 Telefax  
Email: bankruptcy123@comcast.net  
Herbert Raymond; Jeffrey M. Raymond, Kevin  
DeLyon, Attorneys for the Debtor

In Re:  
DELFOS R. SAMBUCETTI, DEBTOR(S)



Order Filed on April 1, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 17-14961 MBK\_  
Hearing Date: 3/26/19 @ 9:00 a.m.\_  
Chapter: 13\_  
Judge: MICHAEL KAPLAN\_

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form: ☒ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED.**

**DATED: April 1, 2019**

A handwritten signature in cursive script, reading "Christine M. Gravelle".  
\_\_\_\_\_  
Honorable Christine M. Gravelle  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 96 Prusakowski Blvd., Parlin\_, New Jersey (the Real Property).

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☒ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional: Ranbir Singh, Real Estate Agent, Weichert Realtors

Amount to be paid: \$21,600

Services rendered: Real estate listing and sale of property. Pursuant to real estate listing agreement.

**OR:** ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this

court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 23,675 claimed as exempt may be paid to the Debtor.

6. The ☐ *balance of proceeds* or the ☒ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.

7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.

8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.

9. Other provisions:

~~a. Benjamin Stanziale, Jr., Esq., Real Estate Counsel to the Debtor, Special Counsel, to be paid the sum of \$2,500.00, at closing, consistent with the retention application.~~

b. The plan is to be fully paid off, paying creditors 100% at closing. Debtor's counsel to provide special counsel with plan payoff information, the payment to be remitted through Debtor's counsel to the Chapter 13 Trustee.

c. Weichert Realtors to be paid the sum of \$21,600, representing 4.5% commission pertaining to the contract price.

d. The closing must occur within a period of ninety (90) days of entry of this order and all liens are to be completely paid at closing.

e. Remaining proceeds, after payment of the aforesaid items, to be remitted to the Debtor, at closing.

**Certificate of Notice Page 4 of 4**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Delfos R Sambucetti  
Debtor

Case No. 17-14961-MBK  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Apr 01, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 03, 2019.

db +Delfos R Sambucetti, 96 Prusakowski Boulevard, Parlin, NJ 08859-3162

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 03, 2019

Signature: /s/Joseph Speetjens

---

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 1, 2019 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Albert Russo docs@russotrustee.com  
Andrew L. Spivack on behalf of Creditor BANK OF AMERICA, N.A. nj.bkecf@fedphe.com  
Charles G. Wohlrab on behalf of Creditor WELLS FARGO BANK, N.A. cwohrlab@logs.com,  
njbankruptcynotifications@logs.com  
Herbert B. Raymond on behalf of Debtor Delfos R Sambucetti bankruptcy123@comcast.net,  
raymondmail@comcast.net;carol-raymond@comcast.net;bankruptcyattorneys@comcast.net;herbertraymond@  
gmail.com;carbonell\_c@hotmail.com;kdelyon.raymond@gmail.com;herbertraymond5967@yahoo.com;esq5622@  
gmail.com  
John R. Morton, Jr. on behalf of Creditor Hyundai Motor Finance, servicer for Hyundai Lease  
Titling Trust ecfmail@mortoncraig.com, mortoncraigecf@gmail.com  
Nicholas V. Rogers on behalf of Creditor BANK OF AMERICA, N.A. nj.bkecf@fedphe.com  
Rebecca Ann Solarz on behalf of Creditor Towd Point Master Funding Trust 2018-PM27, U.S. Bank  
National Association, as Trustee rsolarz@kmlawgroup.com  
Sean M. O'Brien on behalf of Creditor BANK OF AMERICA, N.A. DMcDonough@flwlaw.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10